

**Town of Stratton
Planning Commission Meeting Minutes
Stratton Town Office
Wednesday, July 3, 2013**

Attendance: Planners: Paul Schwippert, Kent Young, Rodney Cooney, Rob Wadsworth, Ray Hawksley, Avis Pickering and John Wadsworth; and Dinah Reed from WRC.

At 7:00 p.m. the meeting was called to order by Paul Schwippert, Chair, and Planning Commission Correspondences were distributed.

Minutes: Rodney Cooney moved to approve the minutes of June 5, 2013. Kent Young seconded. Discussion: John Wadsworth asked that the last sentence of the paragraph beginning with “John Wadsworth” be corrected to end “... for single family homes and two family homes.” The board voted to approve the minutes as corrected. All concurred and the minutes were approved.

WRC Review Meeting: Dinah Reed was present to continue deliberating on changes to the Zoning Bylaws. She had met with Kent Young and John Wadsworth on July 1 to go over their reviews of the most recent revision. Most comments had been to correct typos, grammar, language and coordination of references. As a result of the review they had produced a list of issues for the entire board to consider. Dinah Reed led the board in a review of this list. Votes before the full Planning Commission were as follows: 1) Loading Space regulations were removed. 2) Newspapers for Public Notices would be chosen by the Commission at each annual organizational meeting. 3) It was agreed that the Flow Chart could be removed from the document – perhaps later a chart can be added as an addendum. 4) Minimum square-footage for residential structures is to be removed from requirements in all zones. 5) It was voted by majority to keep setbacks in all zones except CR3 at 50 ft. from property lines (CR3 had previously been lowered by majority vote to 25 ft.). 6) No change was made to how Commercial animals are addressed in the document. 7) All agreed to change CR3 to “the Village District (aka CR3).” 8) It was agreed to remove regulations for all special Plan Unit Developments (PUDs), with exception of the Ski PUD (regulations for general PUDs also remains in the Regulations). 9) Following an extended discussion on building height requirements, four members – Paul Schwippert, Ray Hawksley, Avis Pickering and Rodney Cooney voted to keep the restriction at 35 feet. John Wadsworth, Robert Wadsworth and Kent Young voted for a change. Therefore, a majority of the board voted for the height restriction to remain the same as previously approved (as previously approved, there is a 75-ft. allowance under certain conditions within the Ski PUD). 10) The previous discussion also addressed how to regulate cupolas. No decisions concerning cupolas were made – further discussion will continue for this topic at a further meeting.

At 8:40pm, Rodney Cooney moved to adjourn. Ray Hawksley seconded – all concurred and the meeting adjourned.

Minutes by:

David Kent Young
Kent Young